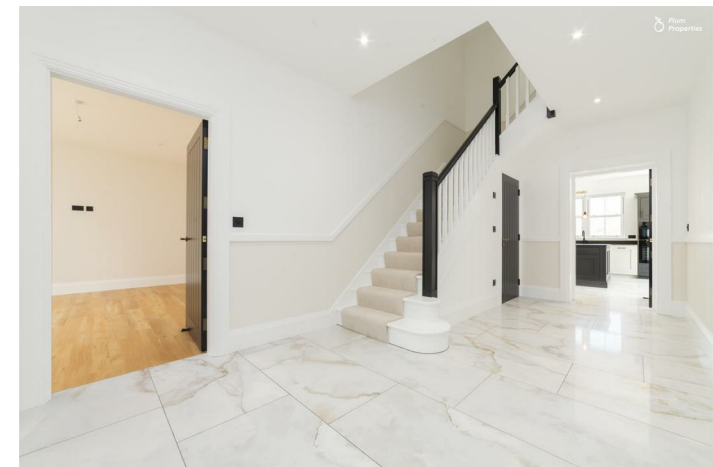




Plum
Properties



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PLOT 2, SHEE DY VEA BALLANARD ROAD DOUGLAS, IM2 5PT

£1,449,950
FREEHOLD

Shee Dy Vea is a handsome and striking 5 en suite bed newly constructed luxurious semi rural retreat stretching to 4,500 square feet, conveniently located on the outskirts of Douglas.

Packed with premium finishings throughout and sustainable features including solar paneling and air source heat pump, landscaped grounds and generous off-road parking, this truly is a high specification dream executive home not to be missed.

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- Handsome newly constructed semi rural 5 bed Country House
- Sought after location on outskirts of Douglas in peaceful and tranquil setting
- Each bedroom equipped with luxurious en-suite facilities
- Three bedrooms equipped with walk-in wardrobe rooms
- Reception rooms include formal lounge, dining room, sun room and media room
- Stunning 1909 kitchen with premium appliances and utility room off
- First floor snug and top floor office
- Environmentally friendly solar pv and air source heat pump
- Underfloor heating on every floor
- Double garage with storage, generous off-road parking and manicured grounds



Overview

Nestled on the outer edge of Douglas in a picturesque semi-rural setting, Shee Dy Vee is an exquisite newly built detached house that offers an impressive 4,500 square feet of luxurious living space. This remarkable property is set in a desirable and sought after location, providing a perfect blend of tranquillity and convenience, with the vibrant city centre just a short drive away.

As you enter this splendid home, you are greeted by an attractive vestibule featuring built-in seating, leading into a wide and welcoming hallway complete with a convenient under-stairs WC. The ground floor boasts four elegant reception rooms, including a cosy lounge that flows seamlessly into a sophisticated media room equipped with a fully fitted media wall. Opposite, a generous dining room opens into a sunroom, where you can enjoy delightful views of the landscaped grounds and the beautiful rural landscape beyond.

At the heart of the home lies a meticulously crafted 1909 kitchen, adorned with premium appliances and a stunning stone countertop. Bi-fold doors open to reveal a manicured garden, perfect for outdoor entertaining. Adjacent to the kitchen, a spacious utility room provides additional storage and functionality.

The upper floors are dedicated to five generously

sized bedrooms, each featuring luxurious en suite facilities. Three of the bedrooms on the first floor also boast walk-in wardrobe rooms, ensuring ample storage space. A charming snug area on this level offers a perfect retreat, while a spacious office on the top floor provides an ideal workspace.

Externally, Shee Dy Vee is complemented by off-road parking for multiple vehicles, along with a double garage that includes additional storage above. The beautifully landscaped gardens, both front and rear, feature a large patio and a block-built pergola, creating an inviting outdoor oasis.

This exceptional property is a true country retreat, offering a harmonious blend of luxury, comfort, and modern living in a sought-after location.

Additional Information

- Underfloor Heating on all three Floors
- 8 High Power PV Solar Panels
- Air Source Heat Pump
- ICW 10 Year Warranty
- 1909 Premium Fitted Kitchen
- Villeroy & Boch Bathroom Suites with Hangsrohe brassware
- Hardwired CAT 6 data cabling to central media hub
- Wi-fi extender points to each floor
- Superior insulation
- Vestibule seating area
- Black sockets and switches throughout

Directions

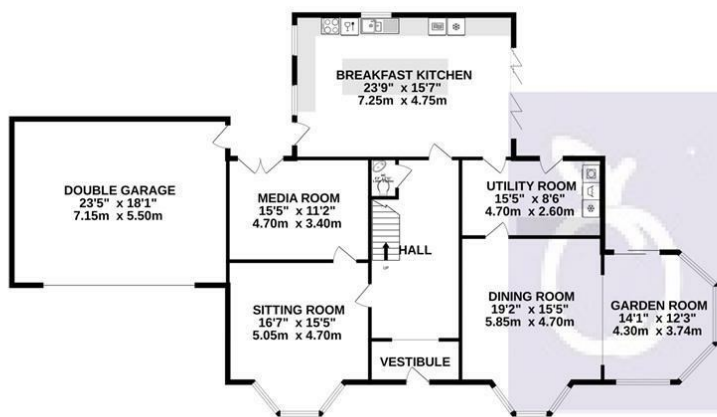
From the Quaterbridge roundabout, travel upwards in the direction of Onchan. At the top of Bray Hill, turn left at the lights onto Ballanard Road. Continue over the mini roundabout remaining on Ballanard road for a further half of a mile where Shee Dy Vea can be found on the right hand side.



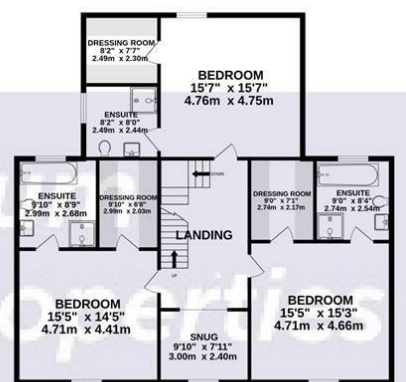




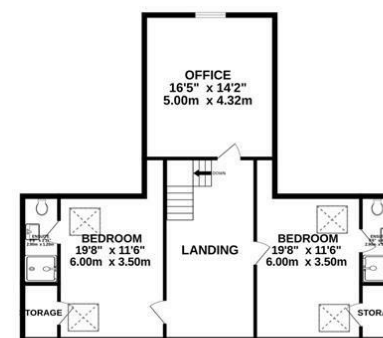
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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